

# MINUTES OF HORSMONDEN PARISH COUNCIL PLANNING COMMITTEE MEETING HELD AT THE VILLAGE HALL, HORSMONDEN AT 7.30 P.M. ON MONDAY, 17 FEBRUARY, 2020

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**Present:** Cllrs Richards, Davis, Jenkinson, Larkin, March, Russell, Sheppard and Stevens  
**Apologies:** Cllrs Hunn and Larkin  
**In attendance:** Jackie Stanton (Assistant Clerk)

**Declarations of Interest:** *Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited.* None.

## 1. APOLOGIES FOR ABSENCE

Cllrs. Hunn and Larkin. The reason for absence was proposed as acceptable by Cllr Stevens and seconded by Cllr Russell. Unanimous.

## 2. PUBLIC SESSION

**Members of the public have the right to speak for up to three minutes at the Chair's discretion on issues concerning the Parish providing the Clerk has prior notification.**

No members of the public had requested to speak.

## 3. PLANNING

### 3.1 Applications/Submissions:

<b>Planning Application:</b>	20/00096/FULL
<b>Proposal:</b>	<a href="#">Erection of a single storey rear extension and dormer roof extension, with changes to chimney</a>
<b>Location:</b>	Flettons Goudhurst Road Horsmonden Tonbridge Kent TN12 8AL
<b>Recommendation:</b>	Acceptance
<b>Proposal:</b>	Cllr. Davis; seconded Cllr. Sheppard. Carried.
<b>Comments:</b>	Propose acceptance as suitable development of the property but should take into account the Horsmonden Parish Council Sustainability Policy.

  

<b>Planning Application:</b>	19/03579/OUT
<b>Proposal:</b>	<a href="#">Outline application (access and scale only) - Erection of replacement dwelling</a>
<b>Location:</b>	Beech Tree Cottage, Grovehurst Lane, Horsmonden, Tonbridge, Kent, TN12 8BG

<b>Recommendation:</b>	Acceptance
<b>Proposal:</b>	Cllr. Davis; seconded Cllr. Sheppard. Unanimous.
<b>Comments:</b>	Propose acceptance on the basis that this is an outline submission.  The Parish Council would, however, draw the Borough Council's attention to the need to provide suitable access and parking for both the new and existing properties.

<b>Planning Application:</b>	19/03657/REM
<b>Proposal:</b>	<a href="#"><u>Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) following outline permission for 15/505340/OUT - Erection of 13 dwellings</u></a>
<b>Location:</b>	Bassetts Farm, Goudhurst Road, Horsmonden, Tonbridge, Kent, TN12 8AS
<b>Recommendation:</b>	Refusal
<b>Proposal:</b>	Cllr. March; seconded Cllr. Stevens. Unanimous.
<b>Comments:</b>	<p>Recommend refusal based on the following:</p> <ol style="list-style-type: none"> <li>Referring to page 17 of the Design and Access Statement, the pedestrian access is shown to pass in front of 2 Old Bassetts Cottages, then cross the Goudhurst Road in front of Old Station Cottages but there is no foot-way until past the entrance to Station Oast. On page 17 "OPPORTUNITY TO VILLAGE TRAFFIC CALMING AND PEDESTRIAN LINK", please refer to photo views 5, 7 and 8. The Parish Council does not consider this a safe access for pedestrians.</li> <li>Referring to the articulated vehicle access splay, the Parish Council requires wider splays that allow articulated vehicles to enter and exit in both directions without crossing the central line of the highway.</li> <li>Point of reference – the village centre is 650 metres west of the proposed development, not 300 metres as stated.</li> <li>Sustainability – the Parish Council does not consider "passive solar gain" a positive-enough addition to renewable energy – Core Policy 5. The Parish Council would point out there is no gas in the village and does not want to see more oil heating. The Parish Council anticipates active energy sources, e.g. photovoltaic, air- or ground-source heat pumps. The air-source heat pump in the affordable housing at Wish Court, Matfield, is a good example.</li> <li>Referring to the heritage barn, residents have requested a mix of life/work units and would like some business unit and feel this barn would be an ideal space.</li> <li>Referring to house types design – the only concern of the Parish Council in the design is the roof line of the "Picadilly".</li> </ol> <p>However, on the positive side, the Parish Council is pleased to note the proposed designs, especially in the entrance, which appear sympathetic to a rural scheme and offers a softened boundary.</p>

	The Parish Council also supports the reduced density and the increased parking provision. The Parish Council welcomes the increased proportion of affordable housing.
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### 3.2 Applications granted and refused.

#### Applications Granted:

19/03219/ FULL – Apple Growers Association, Lamberhurst Road, Horsmonden, TN12 8DP  
 19/03492/FULL – Pittlands Lakes Angling Club, Churn Lane, Horsmonden, TN12 8HL (The Assistant Clerk was asked to point out to the Planning Department an incorrect reference to “Hartley Lands Farm” in Condition 4, rather than Pittlands Lakes Angling Club.)

#### Applications Refused:

Planning appeal – W/4000264 – Grovehurst, The Coach House, Pembury Road, Royal Tunbridge Wells, TN2 4NE

## 4. OTHER PLANNING MATTERS (discussion only – no decisions)

Concern was raised regarding application 19/00347/FULL – Gun & Spitroast and that trees had been removed on the site. The Assistant Clerk had been asked to check. Under “Delegated Report” on the TWBC search website, Condition 12 had stated that trees could be removed but that “it would be expected that some replacement trees be planned following their removal”.

Cllr. March had received a request concerning conditions about the affordable housing element and S.106 Deed of Variation to planning application 17/00763/FULL and variation 18/02559/FULL, Land west of Maidstone Road, Horsmonden (the Foundry). This was not a statutory consultation. Cllr. March had emailed the Parish Councillors for their comments and she was requesting that they respond to her so she could reply in her capacity as Borough Councillor. The variation could change the right to sell to remove the need for a local connection.

**There being no further business, the meeting closed at 21:20**